

Felicia Blake

From: Matthew Sobic ·
Sent: 02 March 2020 18:15
To: PlanningPolicy
Cc: Michael Hammond; Banks, Alice
Subject: Ipswich Local Plan Review

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Dear Sir or Madam,

We write on behalf of Threadneedle UK Property Authorised Investment Fund who is the owner of a significant area of Ipswich town centre between Tavern Street and Buttermarket.

We have been in discussions with Michael Hammond of your office over the drafting of Policy DM27 that relates to the 'Central Shopping Area'. We note that efforts have been made by the Local Planning Authority to reflect the representation submitted on behalf of Threadneedle and dated 5 August 2019, which take a step forward to allowing a greater flexibility of uses within the Central Shopping Area.

Whilst we consider that greater flexibility could be achieved within the wording of draft Policy DM27 to ensure future town centre vitality and viability, we understand that the Council will take a pragmatic approach to future applications that exceed the proposed thresholds depending on the situations faced by the retail market and this is embedded within the draft wording of Policy DM27.

However, and whilst we support the direction of travel that the Local Planning Authority is taking, we consider a very subtle change should be made to the policy position for the Primary Shopping Zones. Our subtle changes are underlined bold in the below text copied from draft Policy DM27 as follows:

*'The Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5, **D2 and C1** in Primary Shopping Zones...'*

D2 and C1 uses can contribute to the vitality and viability and mix of shopping areas and enable upper floors to be brought into use, but will require ground floor accesses. Such uses can provide active frontages and therefore should not be excluded from the operations permitted in the Primary Shopping Zone, which is subject to a threshold policy in any event.

We trust the above minor modification will be made and I would be grateful if you could confirm by return that it will be. The risk not making the above subtle change could be to result in vacant properties and underutilised space in the town centre that would otherwise contribute to its vibrancy.

I look forward to hearing from you.

Yours faithfully

Matt

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